

CITY OF MIDDLETOWN  
AGENDA  
THE PLANNING AND  
ZONING COMMISSION



Chm.  
Vice-Chm.  
Sec'y  
MEMBERS

Stephen Devoto (17)  
Vincent Szyrkowicz (17)  
Joyce Rossitter (19)  
Richard Pelletier (19)  
Daniel Russo (19)  
Molly Salafia (19)  
Vacancy (17)  
Elizabeth Emery (19)  
Thom Pattavina (19)  
Corrine Dorsey (17)  
Mayor Daniel T. Drew  
Joseph Samolis, Acting Director  
Bruce E. Driska, Deputy Director  
Linda Reed, MFS, CZEO – ZEO/WEO

ALTERNATES

Ex-Officio  
Staff

DECEMBER 14, 2016  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.

**REVISED AGENDA**

**1. Pledge of Allegiance**

**2. Roll Taking**

**3. Executive Session regarding pending litigation** -- Pursuant to C.G.S. §1-200(6)(B) to discuss and review proposed Stipulated Judgment in the matter of *BTA Middletown, LLC and Brittany Corporation of New Britain D/BV/A/ Beverage Mart v. City of Middletown Planning & Zoning Commission and Francis D'Mello* (Doc.No. MMX-CV-16-6016159-S)

**Regular Session regarding pending litigation** – Discussion and vote to approve Stipulated Judgment in the matter of *BTA Middletown, LLC and Brittany Corporation of New Britain D/BV/A/ Beverage Mart v. City of Middletown Planning & Zoning Commission and Francis D'Mello* (Doc.No. MMX-CV-16-6016159-S)

**4. Items removed from the agenda and why**

**5. Public comment on items on agenda which are not currently scheduled for a public hearing**

**6. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)**

**7. Public Hearings (when scheduled)**

1. Proposed Special Exception with regards to Section 44.08.23 to construct a 7,100 sq. ft. package store (adjacent to Tractor Supply Co.) located at 815 Newfield Street. Applicant/agent Middletown Development Partners SE2016-10
2. Proposed one lot resubdivision for the property located at 101 Centerpoint Drive/ Industrial Park Road. Applicant/agent Centerpoint Management Co./Lennie Leibenhaut S2016-3
3. Proposed installation of a 5,000+ sq. ft. high tunnel greenhouse for an organic farm located at 1100 River Road. Applicant/agent Forest City Farms, LLC/Gabriel Russo SE2016-12
4. Proposed zoning code text amendment to add the B-3 Zone by Special Exception to Section 61.02.35 Medical and Dental Clinics. A copy of the existing and proposed text is on file in the Office of the Town Clerk. Applicant/agent Rino Mozzicato Z2016-2

**8. Old Business**

1. Request for final approval of Phase II of the Guiheen Estates located off Mile Lane. Applicant/agent Coccoomo Brothers/Tom Coccoomo S2013-4

## **9. New Business**

1. Request for a G.S. 8-24 Review for the Pat Kidney and Woodrow Wilson Field Improvements and Renovations. Applicant/agent City of Middletown/Public Works Dept. G.S. 8-24 2016-10

**(Date of Receipt 12/14/2016)**

2. Proposed Map Amendment to change 4 lots on 786, 778, 782 & 804 Washington Street from R-15 to a B-2 Zone. Applicant/agent Washington West. LLC/Abraham Kaoud Z2016-3

**(Date of receipt 12/14/2016; Schedule PH to be commenced within 65 days of date of receipt )**

3. Request for a G.S. 8-24 Review for the purchase of the property at 193 River Road. Applicant/agent City of Middletown G.S. 8-24 2016-11

**(Date of Receipt 12/14/2016)**

## **10. Public comment on topics which are not or have not been the subject of a public hearing**

## **11. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs**

1. Minutes of 11/9/16 Regular Meeting
2. Other Commission Affairs
  - a. River-Cog Report
3. ZEO Report

## **11. Adjournment**

Alternates: C. Dorsey, Emery, T. Pattavina